

# Cauldwell

PROPERTY SERVICES



## 4 Woodward Place, Milton Keynes, MK8 9LG

### Open To Offers £550,000

Cauldwell Property Services are delighted to present this stunning executive apartment, set within the highly sought-after gated development of Woodward Place in the picturesque North Loughton Valley Park.

Ideally located less than a mile's walk from Central Milton Keynes railway station—with fast links to London—this rare-to-market property combines the tranquility of parkland surroundings with the convenience of having major amenities close at hand.

Beautifully presented in neutral tones and ready to move into, the apartment has been decorated and refurbished within the last two years. It has stunning views of greenery, features a stylish fitted kitchen with ample storage and built-in appliances, four well-proportioned bedrooms, and a light-filled triple-aspect lounge dining space extending over 8 metres, with direct access to a balcony overlooking the manicured communal gardens.

Perfectly positioned for an active and social lifestyle, the property is opposite the recently refurbished National Badminton Centre, a world-class sporting facility with courts, gym, sauna and café.

The beautiful Lodge Lake is also just a short stroll away, offering peaceful waterside walks, picnic spots, and opportunities to enjoy local wildlife.



## **ENTRANCE HALL**

Entrance door. Doors to all rooms. Double door coat and storage cupboard. Hanging shelves. Coving to skimmed ceiling. Wall mounted heater. Karndean flooring. Video entry phone. Internal French doors leading to kitchen/lounge area. Security system.

## **UTILITY CUPBOARD**

Hot water cylinder. Plumbing for washing machine. Extractor. Storage unit. Skimmed ceiling.

## **LOUNGE/DINING ROOM 91'10" x 13'1" x 39'4" x 3'3" (28'4 x 12'1)**

Triple aspect room with double glazed windows to both sides. Double glazed window to rear. Double glazed door to balcony. Privacy/UV blocking window film. Coving to skimmed ceiling. Two wall mounted heaters. Wall lights. Karndean flooring. Vertical blinds. Security motion sensor.

## **KITCHEN 12'2 x 10'2 (3.71m x 3.10m)**

Fitted with a range of modern wall and base units with worktop incorporating an integrated worktop saver, one and half bowl sink drainer and mixer tap. Waste disposal unit under sink. Concealed bin storage. Built in oven, four ring hob and extractor. Built in fridge freezer and dishwasher. Built in microwave. Under unit lighting. Splash back tiling. Wall mounted plate rack. Karndean flooring. Electric fan heater built in to skirting. Privacy/UV blocking window film. Skimmed ceiling. Vertical blinds.

## **BEDROOM ONE 11'11 x 10'2 (3.63m x 3.10m)**

Double glazed window to side. Wall mounted heater. Hanging shelves. Karndean flooring. Privacy/UV blocking window film. Dressing area. Coving to a skimmed ceiling. Blackout vertical blinds.

## **DRESSING AREA**

Karndean flooring. Coving to a skimmed ceiling. Built in wardrobe with mirror. Pull down desk. Storage wall feature. Privacy/UV blocking window film. Blackout vertical blind.

## **ENSUITE**

Three piece suite comprising waterproofed tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls and flooring. Skimmed ceiling. Inset lighting. Heated towel rail. Extractor.

## **BEDROOM TWO 12'5 x 8'11 (3.78m x 2.72m)**

Double glazed window to side. Wall mounted heater. Coving to a skimmed ceiling. Karndean flooring. Hanging shelves. Wall mounted mirror. Privacy/UV blocking window film. Roller blind.

## **BEDROOM THREE 12'5 x 6'10 (3.78m x 2.08m)**

Double glazed window to side. Wall mounted heater. Coving to a skimmed ceiling. Karndean

flooring. Privacy/UV blocking window film. Roller blinds.

## **BEDROOM FOUR 10'1 x 7'4 (3.07m x 2.24m)**

Double glazed window to side. Wall mounted heater. Coving to skimmed ceiling. Karndean flooring. Privacy/UV blocking window film. Roller blind.

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Tiled walls. Tiled flooring. Skimmed ceiling. Inset lighting. Towel rail. Wall mounted heater. Extractor.

## **COMMUNAL GARDENS**

Electric gated access. Landscaped gardens with water features. Communal bin and bicycle store. Private gated access to Lodge lake.

## **SINGLE GARAGE**

Over sized single garage with up and over door.

## **LEASE DETAILS**

Vendor advised of a 999 year lease with 972 years remaining. Service charge approx £4,200 a year. Details to be verified.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

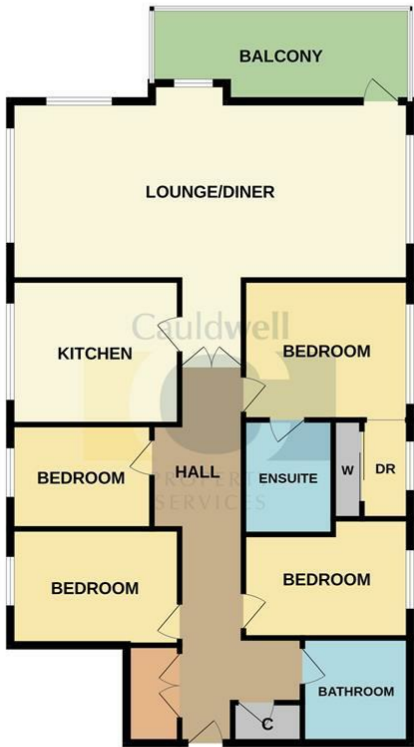
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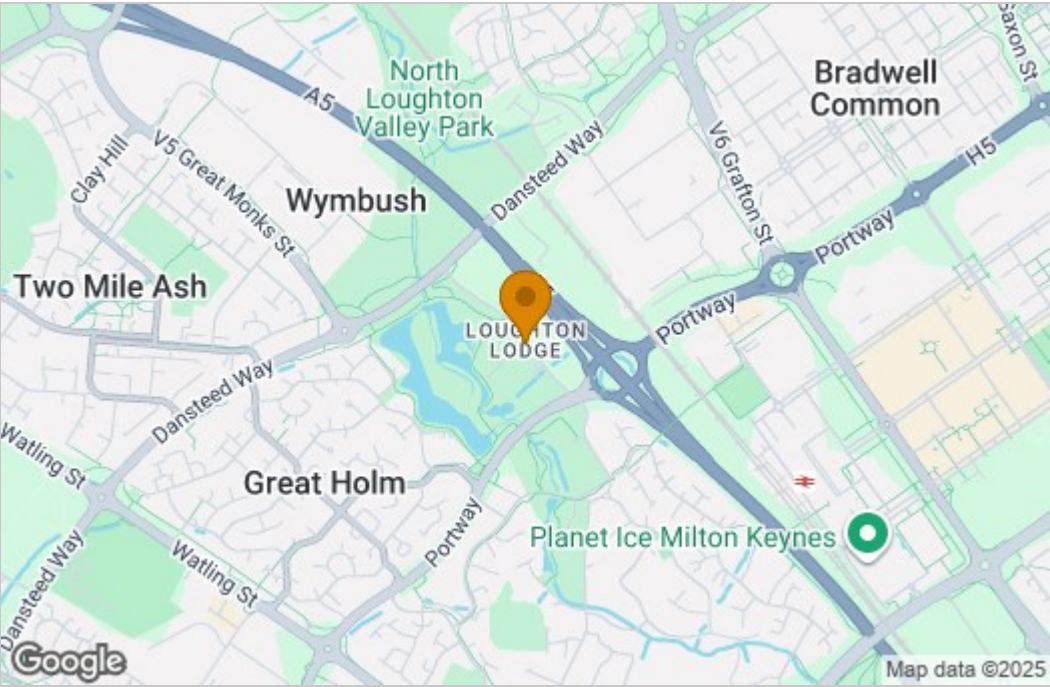
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Floor Plan

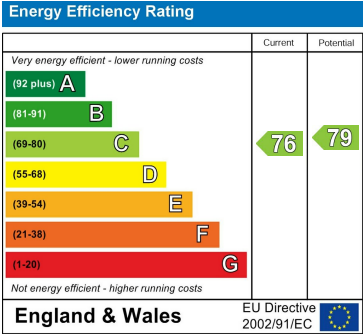


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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